

REAL ESTATE OPTION

In consideration of ONE THOUSAND DOLLARS (\$1,000.00) paid by The Wickes Corporation of Saginaw, Michigan, a body corporate, herein called "OPTIONEE," to Florence Trail Davidson of York, Pennsylvania, Carl S. Davidson of York, Pennsylvania, Theresa Trail Mathias of Frederick, Maryland, Charles McC. Mathias of Frederick, Maryland, Beatrice Trail Fenton of Baltimore, Maryland, Matthew C. Fenton of Baltimore, Maryland, Farmers and Mechanics-Citizens National Bank and Charles McC. Mathias, Trustees in No. 15,228 Equity, and Farmers and Mechanics-Citizens National Bank, Substituted Trustee in No. 14,080 Equity, of Frederick, Maryland, herein called "OPTIONORS", OPTIONORS hereby grant to OPTIONEE the option, exercisable on or before ninety (90) days from the date hereof by written notice to OPTIONORS, to purchase free and clear of defects and encumbrances for FORTY-FIVE THOUSAND DOLLARS (\$45,000.00) less the sum paid for this option and each extension or renewal thereof, payable by good and sufficient check upon delivery of deed hereinafter specified, all that certain tract of land, situate in Frederick County, State of Maryland, bounded or described as follows:

Parcel of land containing approximately 15 acres, bounded on the West by the Old Georgetown Road (with a frontage on said road of 650 feet), on the North by the lands of M. J. Grove Lime Co., on the East by the right of way of the B. & O. R.R. and on the South by the lands of the Optionors.

TOGETHER with the right to make investigations, surveys and borings on said land prior to exercising this option, provided OPTIONEE shall reimburse OPTIONORS for the reasonable value of any crops destroyed thereby upon and subject to the following terms, conditions and agreements:

1. Election Notice. Notice of OPTIONEE'S exercise of this option shall be deemed delivered to OPTIONORS if and when it is deposited in any U. S. Postoffice in a prepaid postwrapped envelope or in any telegraph office prepaid for transmittal to OPTIONORS,